

**Naples Planning and Land Use  
Public Meeting  
June 21, 2016**

**Commission Present:** Mark Partridge, Szeth Simmons, Andrew Bentley, and Chris Clark

**Commission Absent:** Cresta Slaugh and Mishelle Rowell

**Others Present:** Heidi Lundberg, Ken Reynolds, Jim Harper, Beth Carroll, Joe Carroll

**Verification of full Quorum** Mark Partridge verified a full quorum.  
All commission members will be voting in tonight's meeting.

**Approval of Agenda** Mark Partridge motions to approve the agenda for the June 21, 2016 meeting, Szeth Simmons seconds the motion.

All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed.

**Disclosures** None

**Approval of Minutes** Szeth Simmons motions to approve the May 17, 2016 minutes. Andrew Bentley seconds the motion.

All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed.

Chris Clark arrived at the meeting

**PLANNING/DISCUSSION**

Conditional Use Permit – Indoor Shooting Range – Joe & Beth Carroll

Heidi Lundberg introduced the Carroll's and their conditional use permit. The Carroll's will put an indoor shooting range in their building with Classy Brass Reloading located at 1611 South Hwy 40 (1500 East); located in the Industrial Zone. Because of the unique nature of the petition and to expedite the process, City Council will be holding the public hearing and set the conditions for this permit. Joe and Beth Carroll presented the Shooting Range Industries' video which described the equipment that will be installed in the building. Mr. Carroll stated there will be mostly pistols used in the shooting range, the traps are rated for higher but right now it will only be pistols. The building is prefabricated and brought in and put in the building; these are the same ranges used by Navy Seals. Commissioner Partridge expressed his concern for the shooting range being so close to a residential area and asked what guarantee they will provide that the noise decibel will be acceptable? Mr. Carroll responded the company comes out with a noise meter and measure the decibels. Commissioner Partridge asked if he was a licensed gun smith. Mr. Carroll explained he is working with FFL and ATF. He would like to eventually sell guns if it presents itself, he wants the FFL so people can come in and rent a pistol. Commissioner Clark asked if the lanes were completely enclosed so as to trap any stray bullets. Mr. Carroll replied they are enclosed from the ceiling all the way down. Commissioner Clark asked if there is someone qualified to inspect the building, like from the ATF. Mrs. Carroll replied they can get them that information.

Commissioner Bentley wanted clarification on if this is a permitted use. Mrs. Lundberg replied it is a conditional use in the Commercial Zone, and those uses transfer over to the Industrial Zone. Commissioner Bentley mentioned he felt uncomfortable with big decisions with little information in little amount of time. Mrs. Lundberg reminded the commissioners there wouldn't be any action taken on this tonight. The commissioners commented on some issues that might be brought up during the public hearing next month. Commissioner Bentley asked if the conditions put on this conditional use permit would be the same for anyone else that came in wanting an indoor shooting range. Mrs. Lundberg clarified each conditional use permit and set conditions are specific to that property.\*\* The conditions will be set by City Council for this permit. Mrs. Carroll stated they were excited to put this in Naples because the business that could be drawn out here would be good for the area and they like Naples. They have researched before buying the building so it would be in a good area. Commissioner Partridge asked what the city staff's opinion was on this conditional use permit. Mrs. Lundberg mentioned since it is a conditional use; it is a permitted use so we would allow it with conditions. Mrs. Carroll stated they have been in contact with the Naples police department. Mr. Carroll mentioned there are programs available to help with training. He also described some headphones that could be used. Commissioner Partridge asked if there were any more comments from the commissioners. Commissioner Partridge asked if there would be an age limit set. Mrs. Carroll replied yes, 18 years old. Commissioner Partridge thanked the Carrolls for coming in. Mrs. Carroll asked if they had any other questions they could answer. There were none. The commissioners thanked them for coming in.

#### Future Ordinance Changes

Mrs. Lundberg mentioned the Highway 40 corridor was not ready yet, but staff wants to get their opinion on how wide the corridor should be. Commissioner Bentley suggested any business that has an access on Highway 40 should be included in the corridor. It was discussed that any business with Highway 40 frontage should be included. Commissioner Partridge expressed his opinion that all businesses in Naples should have higher design standards. There was discussion on the Highway 40 corridor and the current industrial buildings in Naples City. Commissioner Bentley stated concerning the IFA and the MicroTel buildings, he wouldn't want to go below that standard where people are going to be driving through. Commissioner Clark stated concerning buildings like IFA and the hotel, we need to do them a service and make sure their neighbors aren't just the plain metal building but that they have an upgraded look. Commissioner Partridge used IFA as an example; if we do a certain number of feet off the highway IFA would not be included. Commissioner Clark stated he would be in favor of defining a corridor or fronting property and putting some requirements on those buildings. Commissioner Bentley stated 100 foot corridor for buildings that don't have frontage on the highway is enough; it would just cover the side streets. Commissioner Clark asked if we wanted to cover part of those side streets so far back or just any building facing/fronting Highway 40. It would be easier to draw a line on Highway 40 versus 400-500 feet off. He stated any building facing Highway 40 that has frontage along Highway 40 should be included in the corridor. Commissioner Bentley asked if we wanted to include other corridors into that, such as 500 South, 2500 South. There was discussion on Commercial and Industrial zones location. Commissioner Bentley stated if we get more expansion it would be on these artery roads. Mrs. Lundberg asked the commissioners wanted to include the Commercial Zone into the Highway 40 Corridor. Commissioner Bentley said we shouldn't need to since no metal buildings are allowed in the commercial zone. There was more discussion on artery roads and zones. Commissioner Bentley suggested adding in 500 south. Commissioner Partridge stated he would like to see 1000 south included also. Mrs. Lundberg asked if the commissioners wanted to lower the design standards for those not included in the Highway 40 corridor. Commissioner Simmons said he was for it. Commissioner Clark stated we could look at them, the less landscape maintenance in these areas the better. Commissioner Bentley said its fair the landscaping could be reduced. Mrs. Lundberg asked if we wanted a specific number of feet for the corridor. Commissioner Partridge stated 100 feet would not be enough. Commissioner Bentley stated the 100 feet would be for the cross streets, anything

that has frontage on the highway should be in the corridor. For example, if a business built 400 feet off of highway 40 but access it from the highway it would still have to have the highway standards, even if they wanted to access it from the side they still have highway frontage. Commissioner Clark stated whichever parcel is fronting highway 40 is a good way to do it.

Hearing Officer Update

Mrs. Lundberg presented the draft for an Appeals and Variance Officer. This draft was inspired by the Vernal City's Appeals and Variance Officer Ordinance. Commissioner Bentley asked if the state statute 10-9a-702 can be listed in the ordinance instead of just being referenced. Mrs. Lundberg replied we can put it in and make sure it is not a redundancy. It was agreed that a single officer is better efficient than having a board. Mrs. Lundberg asked if they wanted all sections that were referenced to be included in full in the ordinance. Commissioner Bentley stated the other references don't need to be included in full. Mrs. Lundberg stated we will get the public hearing set for this ordinance change next month.

**LAND USE TRAINING**

Heidi Lundberg presented training videos from the LUAU website.

**ITEMS FOR FUTURE DISCUSSION**

NONE

**ADJOURN**

Szeth Simmons motions to adjourn, Chris Clark seconds the motion.  
All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Chris Clark</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed.

**The next Planning and Zoning meeting will tentatively be held July 19, 2016 in the Naples City Council Chambers @ 7:30 P.M.**

\*\*There was a correction statement made by Heidi Lundberg to address the error in explaining conditional uses. The email clarification is below:

I wanted to correct a statement I made in the meeting on June 21st. I mentioned that all conditional uses are different and would have different conditions set upon it. But I was mistaken, the conditions are not different for each property. If another gun range came in they would have the same conditions put on it as the conditional use for the Carrolls. I'm sorry about any confusion on that.

If you have any questions let me know.  
Thanks  
Heidi Lundberg